

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, NOVEMBER 6, 2006

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:05 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Senhauser, Spraul-Schmidt, Chatterjee, Raser, Sullebarger, Bloomfield and Kreider present. Absent: Wallace.

MINUTES

The Historic Conservation Board unanimously approved the minutes of October 9, 2006 meeting (motion by Sullebarger, second by Chatterjee).

ZONING VARIANCE, 212 PEETE/213 MULBERRY STREETS, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Caroline Kellam presented a report on the proposed zoning variance to create separate lots for two existing residential structures now on a single parcel at 212 Peete Street.

BOARD ACTION

The Board voted unanimously (motion by Sullebarger, second by Raser) to approve a zoning variance for the lot subdivision.

ZONING VARIANCE, 1217 ELM STREET, OVER-THE-RHINE HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on the proposed zoning variance to allow first floor residential use at 1217 Elm Street in the Over-the-Rhine Historic District.

BOARD ACTION

The Board voted unanimously (motion by Sullebarger, second by Bloomfield) to approve the zoning variance to permit a residential use on the first floor of 1217 Elm Street.

CERTIFICATE OF APPROPRIATENESS & ZONING VARIANCE, 4 ANNWOOD LANE, EAST WALNUT HILLS HISTORIC DISTRICT

Staff member Adrienne Cowden presented a report on the demolition of an existing metal carport and construction of a new carport on the rear elevation of 4 Annwood Lane in the East Walnut Hills Historic District. Neither the owners Neal and Mary Jane Weintraub nor their contractor who prepared the plans were in attendance.

Ms. Cowden expressed concern for the quality of the drawings and the design and its compatibility with the house. Mr. Bloomfield agreed that more professional drawings were required for Board's review and that input from the applicant is necessary in this case in order to make an appropriate decision.

BOARD ACTION

The Board voted unanimously (motion by Bloomfield, second by Chatterjee) to table the application in order to give them the opportunity to investigate other design options for the carport and return to the Historic Conservation Board at a later date with accurate scalable drawings and details of the proposal prepared by a design professional.

PRELIMINARY DESIGN REVIEW/BOARD SUBCOMMITTEES

Ms. Sullebarger stated that 3CDC held a public meeting on November 2, 2006 to present its preliminary plan for the Music Hall Garage. She suggested that the Board be proactive and form

a subcommittee to work with the developer early in the process without waiting for the applicant's request. This would hopefully avoid having to review this project at the final hour (as had occurred with Fountain Square and SCPA) after design decisions have been made and there is little or no opportunity for input or revisions. She acknowledged that this was a change in policy. Other members felt the Board should encourage the applicant to work with a subcommittee, but that it should be initiated at the applicant's request at a preliminary presentation. Mr. Kreider added it would demonstrate the Board's willingness to work with developers.

Mr. Forwood responded that he had already contacted 3CDC to suggest a preliminary review/presentation to the Board. He indicated he had not yet received a response, but would call again. He said that for major projects, staff always offers/suggests an early, preliminary review.

Mr. Raser whose firm is the architect for the Music Hall Garage said that he understood 3CDC's reluctance to come to the Board at this time since there are still several unresolved programmatic and site control issues.

BOARD ACTION

The Board voted unanimously (motion by Sullebarger, second by Chatterjee) to establish the following policy:

For major projects, the Historic Conservation Board requests that applicants work with a committee of the Board appointed by the chair in order to promote compatible design and an efficient review process.

MOORE- KNIGHT HOUSE

Mr. Forwood circulated a letter from Margo Warminski on behalf of the Cincinnati Preservation Association, opposing the demolition of the Moore-Knight House, an individually designated landmark at 716 Mt. Hope Avenue, East Price Hill. He indicated that a developer purchased the property this summer and has made preliminary inquiries into his options for developing the property and the approval process.

Mr. Forwood said he has met with the new owner on two occasions. Although no proposal has been made, the developer has expressed a preference to demolish the house and barn and build a new residential condominium overlooking the city. Mr. Forwood said that he and other city agencies have indicated that this would be a long and arduous process and that he should expect opposition from the Board, the preservation community and potentially the neighborhood.

ADJOURN

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser
Chairman

Date: _____